

ORDINANCE NO. 20110303-050

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1127 BASTROP HIGHWAY SERVICE ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT, INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts from interim-rural residence (I-RR) district, interim-single family residence standard lot (I-SF-2) district and general commercial services (CS) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2010-0202, on file at the Planning and Development Review Department, as follows:

A 5.762 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1127 Bastrop Highway Service Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

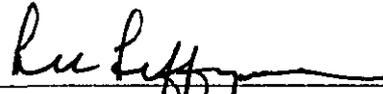
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 14, 2011.

PASSED AND APPROVED

_____ March 3 _____, 2011

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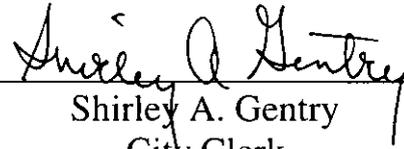
Lee Leffingwell
Mayor

APPROVED:



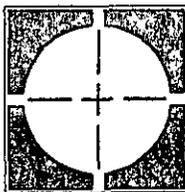
Karen M. Kennard
Acting City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

C14-2010-0202



WATSON SURVEYING
9501 CAPITAL OF TEXAS HWY.
SUITE 303 AUSTIN, TX 78759
346-8566 FAX 346-8568

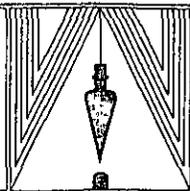


EXHIBIT A

FIELD NOTES FOR 5.762 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO JONATHAN WEINSTEIN BY DEED RECORDED IN VOLUME 8338, PAGE 553, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (TCOPR), AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" steel pin found at the southeast corner of said 5.762 acre tract, which is also a point in the east ROW line of Old State Highway 71, for the southeast corner hereof;

THENCE N25°13'W 160.00 feet with said ROW line and the south or southwest line of said 5.762 acres, to a ½" steel pin found at a southwest corner of said 5.762 acres, for a southwest corner hereof;

THENCE N45°21'E 199.46 feet with the west or southwest line of said 5.762 acres to a steel axle found at an inside corner of said 5.762 acres, for an inside corner hereof;

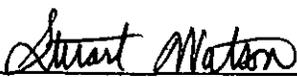
THENCE N25°20'W 173.88 feet with the west or southwest line of said 5.762 acres to a ½" steel pin found in the east or southeast line of a 3.838 acre tract conveyed to Ali Arabzadegan by deed recorded in Volume 11338, Page 1463, TCOPR, at a southwest corner of said 5.762 acres, for a southwest corner hereof;

THENCE N45°17'E 649.06 feet with the mutual line of said 3.838 acres and 5.762 acres to a ½" steel pin found at their mutual north corner, for the north or northwest corner hereof;

THENCE S44°47'E 313.24 feet with the north or northeast line of said 5.762 acres, also the south or southwest line of a 16.49 acre tract conveyed to William C. & Patricia Polston by deed recorded in Volume 12348, Page 59, TCOPR, to ½" steel pin found at their mutual east corner, for northeast corner hereof;

THENCE S45°12'05"W 960.00 feet with the east or southeast line of said 5.762 acres, also the west or northwest line of a 60.033 acre tract conveyed to Eugenia H. Ramsey and others, by deed recorded in Volume 13317, Page 63, TCOPR, and Lot 1, United Pentecostal Subdivision recorded in Document No. 2008013582, TCOPR, to the POINT OF BEGINNING, containing 5.762 acres of land, more or less.

Bearing basis is deed of subject tract (8338/553).
Field notes prepared December 2, 2010 by:


Stuart Watson, RPLS 4550



SCANNED

SKETCH TO ACCOMPANY FIELD NOTES FOR 5.762 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO JONATHAN WEINSTEIN BY DEED RECORDED IN VOLUME 8338, PAGE 553, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS

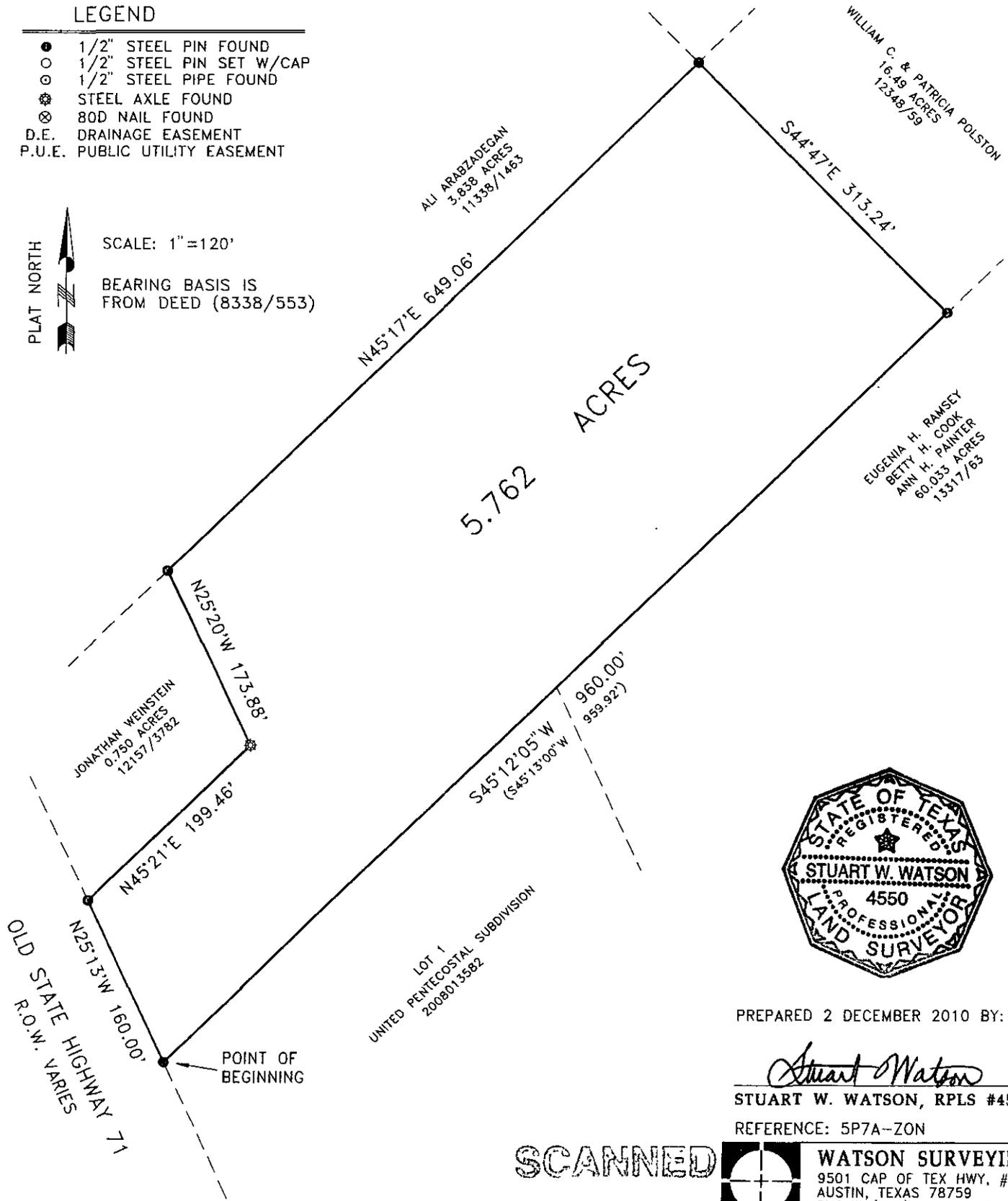
LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET W/CAP
- ⊙ 1/2" STEEL PIPE FOUND
- ⊗ STEEL AXLE FOUND
- ⊗ 80D NAIL FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



SCALE: 1"=120'

BEARING BASIS IS FROM DEED (8338/553)



PREPARED 2 DECEMBER 2010 BY:

Stuart Watson

STUART W. WATSON, RPLS #4550

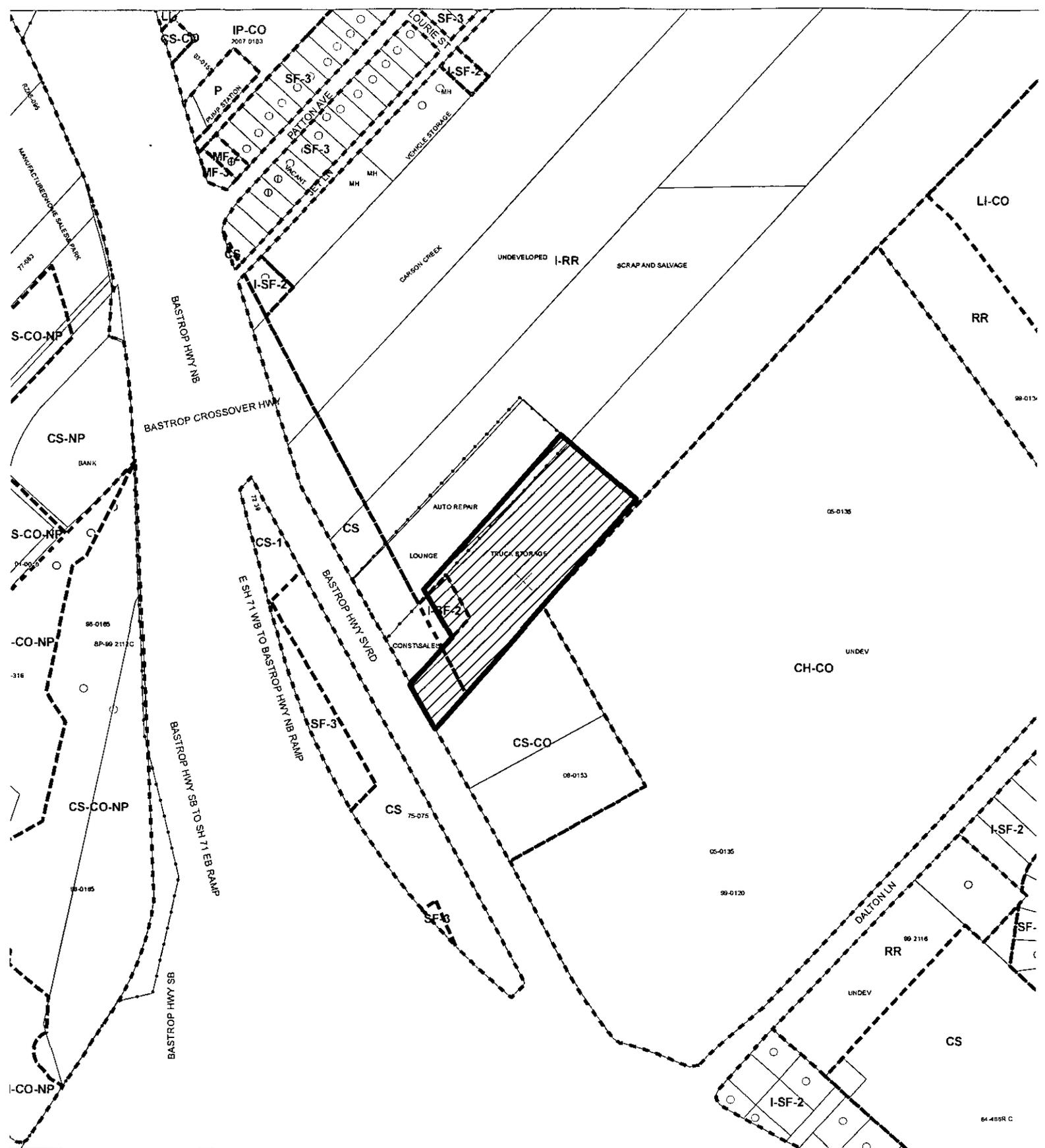
REFERENCE: 5P7A-ZON

SCANNED



WATSON SURVEYING

9501 CAP OF TEX HWY, #303
AUSTIN, TEXAS 78759
PHONE (512) 346-8566



ZONING EXHIBIT P5

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0202
 LOCATION: 1127 BASTROP HWY SVRD
 SUBJECT AREA: 5.762 AC.
 GRID: M19
 MANAGER: WENDY RHOADES



1' = 400'

This map has been produced by the Communications Technology Management Dept on behalf of the Planning Development Review Dept for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.